

016.A

0002

0144.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
462,400 / 462,400

USE VALUE:

462,400 / 462,400

ASSESSED:

462,400 / 462,400


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		LAKE ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: HARRIS JUSTIN W & BRENT M	
Owner 2:	
Owner 3:	

Street 1: 144 LAKE ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CLARKE MARGARET L -

Owner 2: -

Street 1: 144 LAKE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1931, having primarily Vinyl Exterior and 1073 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7262																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	459,400	3,000		462,400		315126
							GIS Ref
							GIS Ref
							Insp Date
							06/07/18

PREVIOUS ASSESSMENT								Parcel ID	016.A-0002-0144.1	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	452,700	3000	.		455,700	455,700	Year End Roll	12/18/2019
2019	102	FV	468,300	3000	.		471,300	471,300	Year End Roll	1/3/2019
2018	102	FV	415,200	3000	.		418,200	418,200	Year End Roll	12/20/2017
2017	102	FV	362,100	3000	.		365,100	365,100	Year End Roll	1/3/2017
2016	102	FV	362,100	3000	.		365,100	365,100	Year End	1/4/2016
2015	102	FV	351,300	3000	.		354,300	354,300	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARKE MARGARET	68208-264		10/14/2016		464,900	No	No		
CLARKE MARGARET	29910-1		3/12/1999		330,000	No	No	sale of 104 see master 62901-484	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/7/2018		Measured								DGM		D Mann											
3/9/2017		SQ Returned								EMK		Ellen K											
1/21/2014		NEW CONDO								BR		B Rossignol											

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			GLA=1073.											
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1931	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict: G15	Fact: .			Floor: 1 - 1st Floor															
Const Mod:				% Own: 35.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:				1	6	2	1								
Sec Int Wall:		%		Economic:															
Partition: T - Typical				Special:															
Prim Floors: 3 - Hardwood				Override:															
Sec Floors:		%		Total:	18.6 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3 - Typical				Const Adj.: 0.93050694															
Insulation: 1 - Typical				Adj \$ / SQ: 370.574															
Int vs Ext: S				Other Features: 68750															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.10000002															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 564315															
% Com Wall:	% Sprinkled:			Depreciation: 104963				Juris. Factor: 1.00		Before Depr: 448.40									
				Deprecated Total: 459353				Special Features: 0		Val/Su Net: 428.15									
								Final Total: 459400		Val/Su SzAd: 428.15									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 016.A-0002-0144.1												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	9x19	A	AV	1931	29.62	T	40	102			3,000		3,000		
More: N				Total Yard Items: 3,000				Total Special Features:				Total: 3,000				AssessPro Patriot Properties, Inc			